

Bird in Hand 3 Pty Ltd

Our Reference: J002715

Date: 13 January 2026

BUSHFIRE HAZARD ADVICE LETTER FOR BOTANIC, HIGHFIELDS

To whom it may concern,

Range Environmental was engaged to undertake a site assessment and prepare a Bushfire Hazard Assessment for Botanic, Highfields (Stages 1 – 7). An assessment of the vegetation on and surrounding the development was undertaken to establish the Bushfire Attack Levels (BAL) that buildings on the Lots may be subject to, in accordance with the requirements of the Australian Standard, “*Construction of buildings in bushfire-prone areas*” (AS 3959-2018). The subject Lots are identified by the Toowoomba Regional Council Bushfire Hazard overlay map as being located adjacent to areas of ‘*Medium Fire Risk*’. Based on conditions prevailing at the time of assessment, all Lots were identified as being exposed to an appropriate BAL rating (Table 1). The bushfire report has been prepared on the basis that a minimum separation distance in accordance with Table 1 exists, and will be maintained, between the proposed dwellings and potentially hazardous woody understory vegetation.

Table 1 Bushfire Attack Level for all Lots

BAL rating	Minimum Separation to Hazardous Vegetation	Lots
BAL 29 – 19 (dependant on final dwelling siting)	>14 metres	101
BAL 19 – 12.5 (dependant on final dwelling siting)	>20.5 metres	102 128 - 129 201 - 202 221 - 224 301 - 302 318 - 321 335 401 - 404 426 - 429
BAL 12.5	>29 metres	103 - 105

		125 - 127 203 - 205 218 - 220 303 - 304 315 - 317 322 - 325 332 - 334 405 - 408 423 - 425 430
BAL 12.5 – BAL Low (dependant on final dwelling siting)	>29 metres	106 124 206 217 305 - 306 314 331
BAL Low	>100 metres	107 - 123 207 - 216 307 - 313 326 - 330 409 - 422 501 - 525 601 - 627 701 - 733

This letter has been prepared to provide preliminary advice regarding the Bushfire Attack Levels (BAL) for new lots proposed on the site in associated with an approved subdivision (one (1) into two-hundred and three (203)) (RAL/2021/7547/A).

A succinct bushfire hazard advice letter has been prepared for the whole of subdivision to provide advice to future landowners/purchasers of lots detailing the bushfire building requirements for future dwellings and associated structures. Noting that this letter intends to address a broad audience with the intent is to provide a basic overview of requirements and information to satisfy a builder and /or certifier at the time of construction.

Botanic, Highfields is situated in a low-density residential area in Highfields, approximately 2 kilometres by road northwest by road from the Highfields Village Shopping Centre, and approximately 16 kilometres by road northwest of the Toowoomba CBD. The Lots are located on a gently sloping site with the land falling from southeast to northwest. The area has been recently developed, however potentially hazardous vegetation has been identified within the immediate vicinity of the proposed dwellings for Lots 101-106, 124-129, 201-206, 217-224, 301-306, 314-325, 331-335, 401-408, and 423-430. Vegetation located 100 metres away from the remaining Lots is classified as 'Low threat'. The identified Lots within 100m radius of potentially hazardous vegetation achieve a minimum separation distance of 14 metres from vegetation. This allows for future dwellings to be constructed to a maximum BAL 29 standard.

Bushfire Hazard

The Toowoomba Regional Council Planning Scheme (2012 version 28) mapping identifies that the northern extent of the site contains areas of 'Medium' bushfire hazard due to the presence of native vegetation on the site and in the surrounding landscape. The mapped bushfire risk category for the property and surrounding area is shown in Attachment 2. Areas to the north to southeast of the site have been developed, resulting in a reduced bushfire hazard in the surrounding landscape. Under adverse conditions, a bushfire would most likely approach from the north and northeast. Severe fire weather conditions are typically associated with strong westerly to northerly winds. Bushfires in the area have the potential to generate quantities of embers that could impact on the building even though the fire does not necessarily reach it.

Determination of Bushfire Attack Level (BAL)

The Bushfire Attack Level (BAL) that is likely to be experienced by a building in the event of a bushfire is determined by the type of vegetation present, its distance from the building and the slope of the site. Detailed assessment of the BAL which is likely to be experienced by the development is outlined in the Bushfire Management Report (Range Environmental Consultants, J000698 (V3), dated 13/01/2026).

The prepared Bushfire Management Report was completed using information collected from the site and applying it to the conditions required and set out in Australian Standard - *Construction of buildings in bushfire-prone areas* (AS 3595-2018) and applied to the identified Lots.

BAL-Low

For Lots identified as achieving a BAL-Low rating, the parameters used were: no hazardous vegetation located within 100 metres radius of the proposed dwelling.

The following detail from AS 3959-2018 provides the justification for a BAL - LOW rating.

The Bushfire Attack Level shall be classified **BAL - LOW** where the vegetation is one or a combination of any of the following:

- a. Vegetation of any type that is more than 100 m from the site.
- b. Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.
- c. Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other.
- d. Strips of vegetation less than 20 m in width regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
- e. Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- f. Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, which is defined as "*there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short-cropped grass for example to a nominal height of 100mm)*".

Planning Requirements

Lots which have been identified as being located with a bushfire hazard area, are required to ensure that future dwellings are constructed to an appropriate BAL standard for bushfire protection.

Building Requirements- BAL-12.5 to BAL-29

A number of construction measures are required to ensure that a dwelling is built to a BAL-12.5 to BAL-29 standard. Some key areas of construction to be considered dependant on the identified BAL rating include:

- Sarking of roofs, or
- Installation of foil-backed insulation blankets (anticon) over battens under roof sheeting,
- Screening of vents and weepholes in external walls and eave linings,
- Use of bushfire resisting material for cladding,
- Screening of the openable parts of windows to be screened with corrosion resistant steel mesh with a maximum aperture of 2mm,
- Maximum permissible gaps for garage doors (roller and panel lift), and
- Use of bushfire-resistant timber or a non-combustible material for decking.

The building designer/builder is recommended to review and confirm the requirements of the National Construction Code and AS3959 (Australian Standard for Construction in bushfire Prone Areas) at the time of building design and construction.

Conclusion and Recommendations

The majority of the lots within this subdivision achieve a minimum separation distance of 100 metres from potentially hazardous vegetation. Lots which are located within an area of bushfire hazard, however, can achieve a minimum separation of 14 to 29 metres. Maintenance of this existing separation from potentially hazardous vegetation means that future dwellings on these lots which be subject to a maximum BAL of 12.5-29 (Table 1).

Lots identified as being contained within areas of bushfire hazard in this letter, may require a specific bushfire assessment at the time of building design and construction. This letter is limited to provide preliminary advice, and does not account the necessary assessments required at the time of construction of a dwelling.

Please do not hesitate to contact me if you have any further queries on (07) 4588 6711 or hannah.bakker@rangeenviro.com.au.

Yours sincerely,



Hannah Bakker
Ecologist
Range Environmental Consultants

Attachment 1 Bushfire Attack Levels



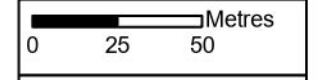
Appendix B Bushfire Attack Levels

Project: BMR
Woolmer

Client: Bird in Hand 3 Pty
Ltd

Project No.: J000698

Compiled by: Hannah Bakker Date: 13/01/2026
Approved by: Will Gibson Date: 13/01/2026



Legend

- Cadastre
- Roads
- Site Boundary
- Internal road
- Proposed lot layout
- BAL 12.5
- BAL 19
- BAL 29
- BAL 40
- BAL Flame Zone

The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data.

Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2025).

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Attachment 2 Toowoomba Regional Council Bushfire Hazard Mapping



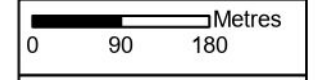
**Attachment 2
Toowoomba Regional
Council Bushfire
Hazard Mapping**

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Woolmer

Client: Bird in Hand 3 Pty
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Project No.: J000698

Compiled by: Hannah Bakker Date: 13/01/2026
Approved by: Will Gibson Date: 13/01/2026



Legend

- Cadastre
- Roads
- Site Boundary
- Internal road
- Proposed lot layout
- High Bushfire Hazard
- Medium Bushfire Hazard

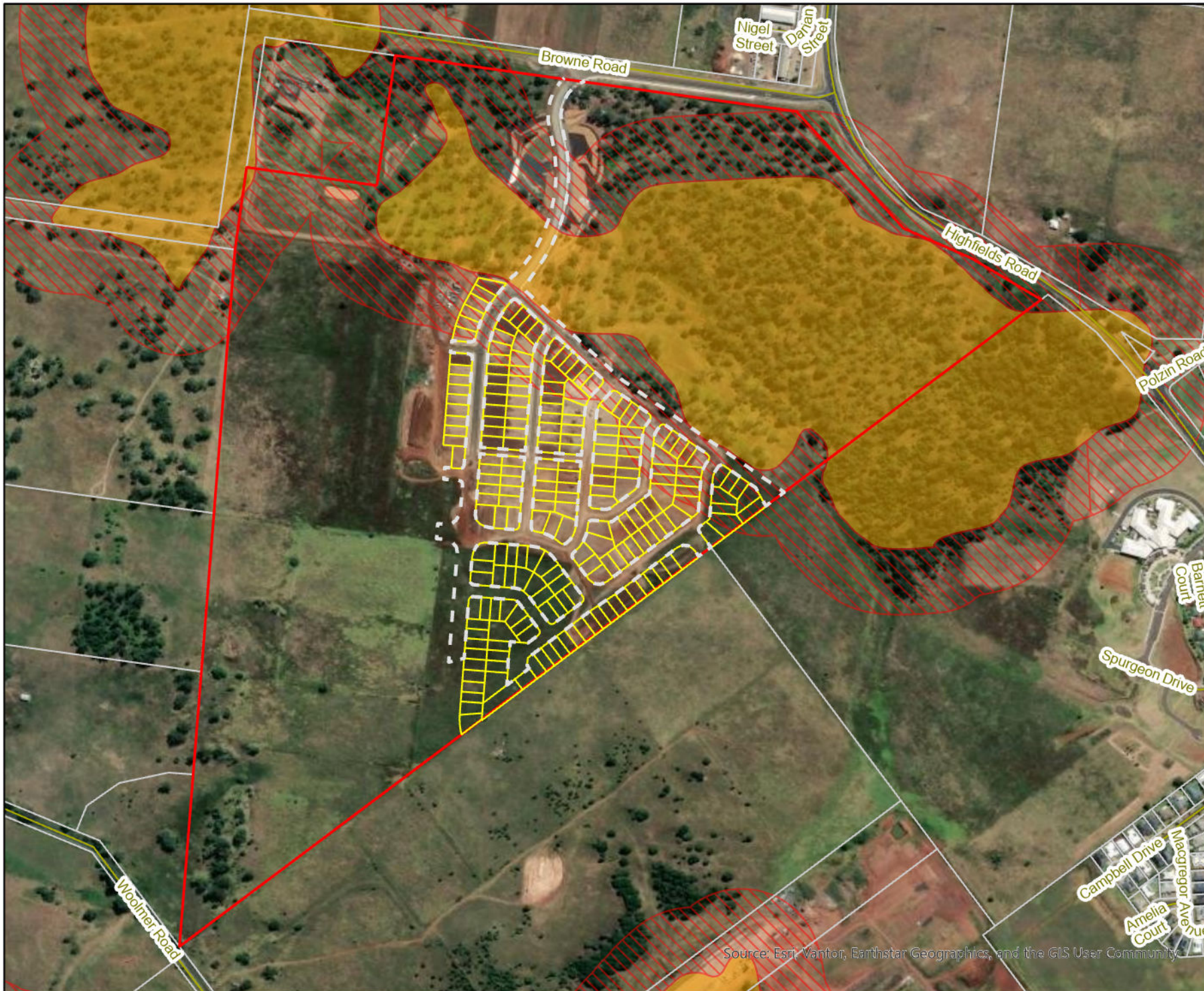
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Attachment 3 State Planning Policy Bushfire Hazard Mapping



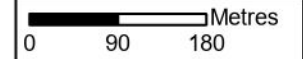
Attachment 3 State Planning Policy Bushfire Hazard Mapping

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Compiled by: Hannah Bakker Date: 13/01/2026
Approved by: Will Gibson Date: 13/01/2026



Legend

- Cadastre
- Roads
- Site Boundary
- Internal road
- Proposed lot layout
- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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